

## Deck Permit Application Guidelines Packet

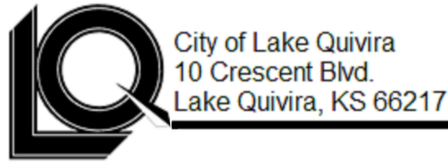
A City building permit is required to construct any deck which will be 30 inches or more above the adjoining ground level at any point. However, all decks are required to meet the minimum distance from the property lines (setbacks), as prescribed by the zoning ordinance.

All solid roofs which may be installed over a deck require a permit to construct.

Typical requirements for deck construction include the following.

- Footings shall extend to at least 36 inches below grade.
- The assumed allowable soil bearing pressure is 2000 psf.
- All lumber shall be **treated lumber** (such as ACQ) or wood of natural resistance to decay (such as cedar or heart of redwood).
- Floors shall be constructed to support not less than **40 pounds per square foot**, in addition to the weight of materials.
- Guardrails shall be at least **36 inches** and shall have intermediate rails or patterns so constructed that there is no opening large enough to pass a 4 inch ball through.
- A ten (10 foot vertical clearance and three (3) foot horizontal clearance must be maintained from the new deck to any portion of overhead electrical wires.
- Handrails are required on all stairways with four (4) or more risers. **Handrail grip sizes** shall be 1.125"-2.0" maximum cross section for circular profiles and 4"-6.25" perimeter with a max cross section of 2.25" for non-circular cross sections. A 2X4 is not acceptable handrail.
- The top handrail and guardrails along stairs should be between **34"-38" when measured from the nosing of the tread.**

An informational packet is available on line at <http://www.jocogov.org/dept/planning-and-codes/bld/codes> "Residential Decks" link or on request from Lake Quivira's Building Official at City Hall.



## **Deck Plan Submittal Check List**

**Building Address:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **Phone:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

1. A City of Lake Quivira Building Permit must be applied for. All pertinent building inspections apply.
2. Site Plan and 2 sets of building plans. Building plans must include deck plans with as much information as possible about the deck and its construction. It must show at least, but not limited to, joists, beams, posts, deck piers, connecting the deck to the house. (p 1-3)
3. Floor joist are sized adequately for imposed loads. Minimum 40 psi in addition to the weight of materials. (p 4)
4. Piers are frost protected to a depth of at least 36 inches. (p 4)
5. Pier diameters are sized adequately for imposed loads. (p 5)
6. Check for attachment of deck to cantilevered floor system of the house. Decks need to be self-supporting in this area.
7. Columns are sized properly based on the tributary loads and height.(p 3-5)
8. Beam size, spans and materials are specified. (p 13-17)
9. Guardrails are required for any area with walking surfaces 30 inches and higher above the grade. Detail guardrail construction and location. (19-21)
10. Hand rails are required along at least one side of every flight of stairs with 4 or more risers. The height of the handrail must be 34"-38" measured vertically from the nosing of the stairs. (p22-23)
11. Flashing or spacer ledger board away from siding to prevent water damage. (p 5-12)
12. Ledger bolt attachment to the house must be specified. Provide the size and spacing. (p 5-12)
13. Stair design and layout needs to be shown. Show the overall layout of the staircase and the individual stair design. (p 21-22)
14. Free standing decks 2 feet or more above grade must resist lateral loading and horizontal movement by providing diagonal bracing or by attaching to the exterior wall of the house. (p 17-18)

**Details and page references are based on the Residential Decks, Permit and Construction Guidelines under the 2012 IRC.**